

548461

Return Address:

David W. Bever  
Carney Badley Smith & Spellman, P.S.  
2200 Columbia Center  
701 Fifth Avenue  
Seattle, Washington 98104

VOL 0438 0275 *1.02 cash*  
RECORDED AT THE  
REQUEST OF

BENTON-FRANKLIN TITLE CO.

JAN 7 1 51 PM '98

548461

*Gouzman*

BENTON-FRANKLIN TITLE CO.

F-13144

QUIT CLAIM DEED

BENTON-FRANKLIN TITLE CO

*10.00*  
*9.00*

THE GRANTOR LEONARD DIETRICH and GLENDA DIETRICH, husband and wife, d/b/a Washington Investments, for and in consideration of the formation of a limited liability company, convey and quit claim to COLUMBIA BASIN L.L.C., a Washington limited liability company wholly owned by Grantors, the following described real estate, situated in the County of Franklin, State of Washington, together with all after acquired title of the grantor(s) herein:

That portion of the Southeast quarter of the Northwest quarter of Section 21, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the Northwest corner of said Section 21; thence South 89°29'38" East, along the North line of said Section 21, a distance of 2,307.00 feet; thence South 00°30'05" West, a distance of 1,334.38 feet, to the True Point of Beginning; thence continuing South 00°30'05" West, 722.66 feet; thence South 44°59'26" West, 300.00 feet, to the Northerly margin of commercial avenue right of way, and a point on a curve, the radial center of which bears South 44°59'28" West, 2,507.51 feet; thence Northwesterly along said right of way, and arc of a curve to the left, 45.64 feet through a central angle of 01°02'34", to a point of tangent; thence North 46°03'06" West, 200.00 feet, to a point of a curve, the radial center of which bears South 43°56'54" West, 4,990.00 feet; thence Northwesterly along said right of way, and arc of a curve to the left, 443.95 feet, through a central angle 05°05'51"; thence North 38°46'55" East, 547.56 feet; thence North 83°31'25" East, 387.40 feet to the Point of Beginning.

JAN - 7 1998

No Real Estate Excise Tax Paid  
This Instrument Excepted Under R.C.W. 62.45  
Treasurer, Franklin Co. 1477

548461

VOL 0438 PG 0276

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Tax Account No. 113-520-271

DATED: December 21<sup>st</sup>, 1997

  
Leonard Dietrich

  
Glenda Dietrich

548461

GIVEN under my hand and official seal this 31<sup>st</sup> day of December, 1997

David W. Burr  
David W. Burr (Print Name)  
Notary Public in and for the State of  
Washington, residing at Seattle  
My Commission Expires: 5/01/98

GIVEN under my hand and official seal this 3<sup>rd</sup> day of December, 1998

David W. Burr  
(Print Name)  
Notary Public in and for the State of  
Washington, residing at Seattle.  
My Commission Expires: 5/01/98



# TRANSAMERICA TITLE INSURANCE COMPANY

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name Leonard Dietrich and Glenda Dietrich

Address P.O. Box 650

City, State, Zip Pasco, Washington 99301

62077/ARB13019

THIS SPACE PROVIDED FOR RECORDER'S USE:

RECORDED

TRANSAMERICA TITLE

'94 OCT 27 A9:52

515151

ZONA C. LENDART  
FRANKLIN COUNTY CLERK  
DEPUTY D. Pettigrew  
MAIL TO

TRANSAMERICA TITLE

## STATUTORY WARRANTY DEED

THE GRANTOR Tippet Land and Mortgage Company, a Washington Corporation, for and in consideration of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION AND AS PART OF AN I.R.C SECTION 1031 TAX DEFERRED EXCHANGE, in hand paid, conveys and warrants to Leonard Dietrich and Glenda Dietrich, husband and wife, d/b/a Washington Investments, a sole proprietorship, the following described real estate, situated in the County of Franklin, State of Washington:

See Legal Description attached hereto and marked Exhibit "A".

SUBJECT TO: Easements, Restrictions, Reservations and Provisions of record, if any.

Dated: October 19, 1994

Tippet Land and Mortgage  
Company

BY: [Signature]

BY: \_\_\_\_\_

STATE OF WASHINGTON )

COUNTY OF Benton )

ss.

On this 26th day of October 1994, undersigned, a Notary Public in and for the State of Washington, do hereby certify that I am, the undersigned, personally appeared Robert M. Tippet and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_

to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ of Tippet Land and Mortgage Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year above written.

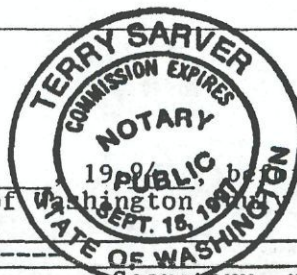
[Signature]  
Notary Public in and for the State of Washington,  
residing at Kennewick  
My appointment expires: 9-15-97

REAL ESTATE EXCISE TAX  
Franklin County Ord. under R.C.W. 28.45

Date OCT 27 1994

Amount \$ 2218.50 Rec. No. 6324

Franklin County Treasurer





## EXHIBIT "A"

That portion of the Southeast quarter of the Northwest quarter of Section 21, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the Northwest corner of said Section 21; thence South 89°29'38" East, along the North line of said Section 21, a distance of 2,307.00 feet; thence South 00°30'05" West, a distance of 1,334.38 feet, to the True Point of Beginning; thence continuing South 00°30'05" West, 722.66 feet; thence South 44°59'26" West, 300.00 feet, to the Northerly margin of commercial avenue right of way, and a point on a curve, the radial center of which bears South 44°59'28" West, 2,507.51 feet; thence Northwesterly along said right of way, and arc of a curve to the left, 45.64 feet through a central angle of 01°02'34", to a point of tangent; thence North 46°03'06" West, 200.00 feet, to a point of a curve, the radial center of which bears South 43°56'54" West, 4,990.00 feet; thence Northwesterly along said right of way, and arc of a curve to the left, 443.95 feet, through a central angle 05°05'51"; thence North 38°46'55" East, 547.56 feet; thence North 83°31'25" East, 387.40 feet to the Point of Beginning.

Situate in the County of Franklin, State of Washington.

515151



# GOLLADAY SURVEYING, INC.



1103 W. SYLVESTER  
PASCO, WA 99301  
PH: (509) 546-0051

CLIENT:

COLUMBIA BASIN, LLC

PROJECT:

WELL AND WATER USE MAP

SECTION 21, TOWNSHIP 09 NORTH, RANGE 30 EAST, W.M.  
FRANKLIN COUNTY, WASHINGTON

DWG. BY: WJG

SCALE: 1"=600'

JOB NO.

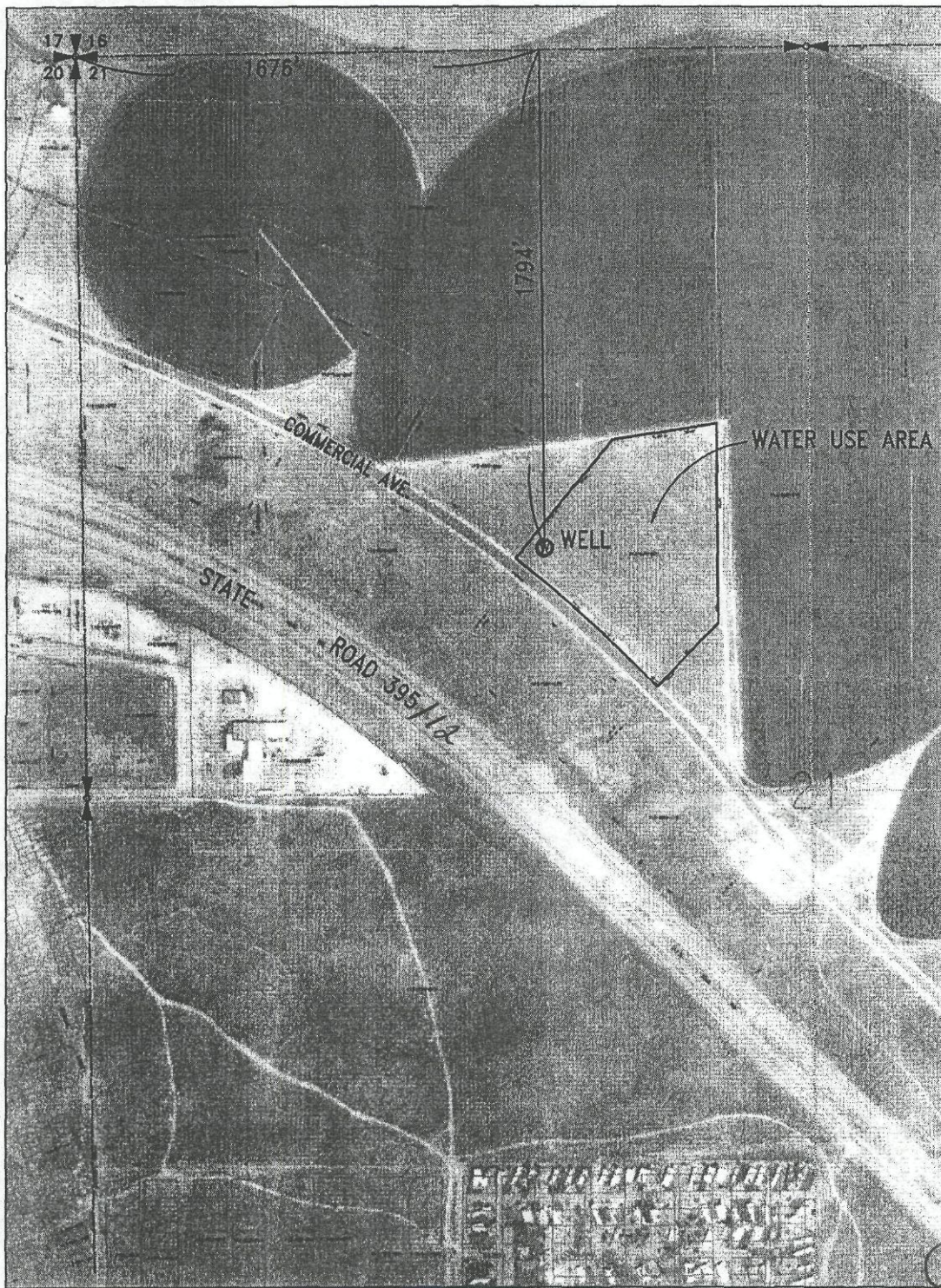
SHEET 1

COMP. FILE: 99168

DATE: 05/17/99

99168

OF 1



SCALE

600 FT



DATE: 5/17/99

330267